



DEVELOPMENT REVIEW COMMITTEE

Members:

William T. Parkhill	Design Coordinator / Master Developer
Ariana Muca	City of Aurora
Terry Willis	Architect
Molly Casey	Art
Eva Mather	Landscape Architect

Project: Design Review Guidelines – Updated & Revised

Approval Status

☒ Unconditional Approval

☐ Conditional Approval. See attached conditions

☐ Revise & Resubmit

Date: October 21, 2024

Reviewer: Bill Parkhill

Comments: Metro Center is amending the Master Plan to remove Dawson as a city street, adjacent to the RTD Park-n-Ride. This street will be replaced with a pedestrian corridor that connects the Alameda Parkway trail easement to the southern parcels in the Master Plan. This change affects multiple example renderings, diagrams and notes throughout the Design Guidelines to coordinate this revised design concept.

The Metro Center Design Guidelines are one of the tools the Design Review Committee uses to evaluate development proposals. Attached to this memo is the updated Design Guideline Document for your file and future use. The changes are tracked in a redline cloud and in a page-by-page tracker, attached to this memo.

The Design Review Committee has a formal process for project review and approval outlined in Section 7 of the Guidelines. There is no formal process for review and approval of the Guidelines themselves.

As the Design Coordinator, I recommend the Unconditional Approval of the Metro Center Design Guidellines.

Page 6	Update to Parcel A within the illustrative
Page 10	Replaced image to reflect new Dawson Pedestrian Promenade
Page 11	Updated text to incorporate language for Dawson Pedestrian Promenade
Page 12	Updated Image
Page14	Updated Image
Page 19	Updated Master Plan Diagram to reflect new parcel a concept
Page 21	Diagrams updated to reflect removal of the north leg of Dawson Street and addition of new parcel A concept
Page22	Updated text
Page 23	Diagrams updated to reflect removal of the north leg of Dawson and new parcel a concept. Build to relationships to Dawson have been updated
Page 24-25	Updates to diagrams to reflect new parcel a concept
Page 28	Update to Parcel A within the illustrative
Page 30	Diagrams updated to reflect removal of the north leg of Dawson and new parcel a concept
Page 31	Diagrams updated to reflect removal of the north leg of Dawson and new parcel a concept
Page 32	Diagrams updated to reflect new parcel a concept and pedestrian promenade / bike lane
Page 33	Diagrams updated to reflect new parcel a concept and pedestrian promenade / bike lane
Page 34	Diagrams updated to reflect removal of the north leg of Dawson and new parcel a concept. Description of fire access road was added
Page 35	Diagrams updated to reflect removal of the north leg of Dawson and new parcel a concept. Description of fire access road was added
Page 37	Diagrams updated to reflect removal of the north leg of Dawson and new parcel a concept
Page 38	Key map updated and bike lane description updated
Page 40	Key Map Updated
Page 42	Diagrams updated to reflect removal of the north leg of Dawson and new parcel a concept
Page 43	Diagrams updated to reflect removal of the north leg of Dawson and new parcel a concept
Page 44	Key Map Updated
Page 46	Key map updated, Alameda Dr description updated to reflect alameda as a primary street. Street section updated and notes about setbacks have been added
Page 47	Key map updated, Alameda Dr description updated to reflect alameda as a primary street. Street section updated and notes about setbacks have been added
Page 48	Dawson sections updated to reflect removal of vehicular roadway north of CentrepoinTE. Dawson street and Dawson pedestrian promenade have been separated onto different pages for clarity. Description and key maps are updated as well.
Page 50	Dawson Sections Updated To Reflect Removal Of Vehicular Roadway North Of CentrepoinTE. Dawson Street And Dawson Pedestrian Promenade Have Been Separated Onto Different Pages For Clarity. Description And Key Maps Are Updated As Well.

Page 51	Dawson Sections Updated To Reflect Removal Of Vehicular Roadway North Of CentrepoinTE. Dawson Street And Dawson Pedestrian Promenade Have Been Separated Onto Different Pages For Clarity. Description And Key Maps Are Updated As Well.
Page 52	Key Map Updated
Page 54	Key Map Updated
Page 56	Key Map Updated
Page 58	Illustrative section of fire alley removed, and description updated to refleCct this shall be designed at site plan
Page 63	Lights updated to reflect city approved fixtures
Page 64	Diagrams updated to reflect removal of the north leg of Dawson and new parcel a concept
Page 65	Diagrams updated to reflect removal of the north leg of Dawson and new parcel a concept
Page 67	Diagram updated to reflect new parcel a concept and text updated to reflect alameda as a part of the heartbeat
Page 68	Text updated to reflect adjusted build to language, and an additional section has been added for the pedestrian promenade
Page 69	Text updated to reflect adjusted build to language, and an additional section has been added for the pedestrian promenade
Page 70	Key maps updated and greenway park guidelines have been updated to reflect earlier conversations with staff
Page 71	Key maps updated and greenway park guidelines have been updated to reflect earlier conversations with staff
Page 78	Diagrams updated to reflect removal of the north leg of dawson
Page 79	Text updated
Page 82	Text updated to note surface parking may be allowed if retail is present and what mitigation factors are required
Page 86	Text updated to remove PA-A3
Page 100	Text updated to remove minimum balcony requirements
Page 116	Diagrams updated to remove lot 3
Page 117	Diagrams updated to remove lot 3
Page 137	Text updated to reflect DRC approval timing
Page 138	Label Update